

BY-LAW NO. 2017-02
VILLAGE OF DOAKTOWN
BUILDING BY-LAW

The *Council* of the Village of Doaktown, under authority vested in it by Section 59 of the *Act*, enacts as follows:

NUMBERING SYSTEM

- 1 – Section
- 1.1 – Subsection
- 1.1(a) – Clause
- 1.1(a)(i) – Subclause

SECTION 1 SCOPE

1.1 The purpose of this By-law is

- a) to prescribe standards for the *development* of any *building* or *structure*,
- b) to prohibit the undertaking or continuing of *work* mentioned in clause (a) in violation of standards prescribed herein, and
- c) to prescribe a system of *permits* for *work* mentioned in clause (a), their terms and conditions, the conditions under which they may be issued, suspended, reinstated, revoked or renewed, their forms and the fees thereof.

SECTION 2 DEFENITIONS AND INTERPRETATION

2.1 In this By-law the word "shall" is mandatory and not permissive. Words used in the present tense shall include the future; words used in the singular number shall include the plural and words used in the plural number shall include the singular. The word "used" shall include "intended to be used", "arranged" and "designed". Except as indicated in subsection 2.2, all words shall carry their customary meaning except for those defined hereinafter:

- a) **ACCESSORY BUILDING** means a subordinate detached *building*, not used for human habitation or open to the public, located on the same lot as the main *building* to which it is accessory. Does not include a deck or other similar exterior platform;
- b) **ACT** means the Community Planning Act, R.S.N.B. 1973, c. C-12, and amendments thereto;
- c) **ALTERING** means, in relation to a *building* or *structure*, make any structural or non-structural change thereto which is not for purpose of maintenance only, including change in *occupancy* of the *building* or part thereof;
- d) **APPLICANT** means the *owner* or a person authorized by the *owner* to act on their behalf, includes an individual, association, firm, partnership, corporation, trust, incorporated company, tenant, organization, trustee or agent, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law. The *applicant* is not intended to

not intended to be the person or contractor performing the *work*, unless the person or contractor is the one controlling the property under consideration;

- e) **BUILDING** means any *structure*, in, on or under the ground, whether temporary or permanent, used or intended for supporting or sheltering any use or *occupancy* and includes an *accessory building*;
- f) **BUILDING INSPECTOR** means a person designated by the *Council*, who shall exercise such powers and perform such duties as are provided for in this By-law;
- g) **CODE** means the National Building Code of Canada, as adopted by this By-law;
- h) **COMPLETED** means *work* that has been completed to the minimum requirements of the *Code*;
- i) **COUNCIL** means the *Council* of the Village of Doaktown;
- j) **DEMOLISH OR DEMOLITION** means to permanently destroy, raze, level, ruin, flatten or tear down a *building* or *structure* or part thereof;
- k) **DEVELOPMENT** means *development* as defined in the *Act*;
- l) **DEVELOPMENT OFFICER** means *Development Officer* defined in the *Act*;
- m) **DEVELOPMENT PERMIT** is a permit issued pursuant to the *Rural Plan*;
- n) **ELECTRICAL WAIVER** is a document issued for the purpose of acquiring a wiring permit from the authorities responsible to enforce the Electrical Installation and Inspection Act and is intended to be considered as a *permit*, only in applying subsection 59(6) of the *Act*;
- o) **GMRSC** means the Greater Miramichi Reginal Service Commission– Planning Services;
- p) **LETTER OF COMPLETION** is a document or a prescribed form produced or completed by a *qualified professional*, which states that the construction authorized by the *permit* has been *completed* and in accordance with the detailed specifications and plans submitted to the *Building Inspector* for the *permit*;
- q) **MUNICIPALITY** means the Village of Doaktown;
- r) **OCCUPANCY** means “Major Occupancy” as defined by the *Code*;
- s) **OWNER** means the registered property owner;
- t) **PERMIT** means a building permit, temporary building permit or demolition permit as set out in this By-law;
- u) **RURAL PLAN** means the Village of Doaktown Rural Plan, By-law No. 2017-1 and amendments thereto;
- v) **QUALIFIED PROFESSIONAL** means a registered member of the Architect’s Association of New Brunswick, the Association of Professional Engineers and Geoscientists of New Brunswick, or the Association of New Brunswick Land Surveyors, certified and/or licensed to practice in the Province of New Brunswick, in the applicable discipline;

- w) **STRUCTURE** means anything that is erected, built, or constructed of parts joined together;
- x) **TOTAL ESTIMATED VALUE** means the total monetary worth for all proposed *work*, including all painting, papering, roofing, electrical, plumbing, permanent heating equipment, elevator equipment, fire sprinkler equipment and all labour, materials and other devices necessary to the completion of the proposed *work*, including profit, but excluding HST; and
- y) **WAREHOUSE** means a building used primarily for the storage of goods and materials.
- z) **WORK** means *development*.

2.2 For any words or terms not defined in subsection 2.1, refer to the National Building Code and the *Rural Plan* in this order of precedence.

SECTION 3 ADOPTION OF THE CODE

3.1 The National Building Code of Canada, in its latest edition adopted by the Province of New Brunswick, under the *Act*, including any amendments, revisions and errata subsequently issued (excluding penalty clause or, by reference, any administrative procedure), With the exception of Part 8, Safety Measures at Construction and Demolition Sites, is hereby adopted in relation to all *buildings* and *structures* for which standards are therein prescribed.

SECTION 4 APPOINTMENT OF BUILDING INSPECTORS

4.1 The *Council* shall appoint *Building Inspectors* who shall exercise such powers and perform such duties as are provided for in this By-law.

SECTION 5 PROHIBITION

5.1 Except as permitted by subsection 5.2 and 6.1, an *owner* shall not undertake or continue, or authorize the undertaking or continuing of any *work* unless

- a) the *work* conforms with the *Code*,
- b) the *work* conforms with this By-law and all other applicable By-laws, and
- c) a *permit* has been issued for the *work* pursuant to this By-law.

5.2 Clause 5.1(a) does not apply to *work* pertaining to

- a) a *structure* for which standards are not provided for within the *Code*,
- b) a *building* designed for overnight accommodation with a total floor area of less than 56.1 square meters,
- c) an *accessory building*, only serving one dwelling unit, or
- d) a *warehouse* or *accessory building* with a total floor area of less than 56.1 square meters.

SECTION 6 EXEMPTIONS

6.1 Despite clause 5.1(c), an *owner* shall be exempted from obtaining a building *permit* when

- a) the proposed *work* is solely of an electrical nature, and
 - i) is not part of a fire alarm or life safety system,
 - ii) does not impact any structural aspect of the *building*,
 - iii) does not impact the exterior wall assembly or the *building* envelope, any fire walls, fire separations, or fire rated materials, fire rated assemblies by conduit penetrations or otherwise, and
 - iv) there is no change in *occupancy*,
- b) the proposed *work* is of the following nature and there is no change in *occupancy*:
 - i) maintenance of heating equipment, ventilation or electrical equipment in all *buildings* provided that such maintenance does not affect fire separations or fire dampers,
 - ii) playground equipment,
 - iii) retaining walls less than 1 meter in height from the top of the wall to the lowest adjacent surface,
 - iv) re-roofing, excluding structural changes,
 - v) painting,
 - vi) replacement of floor covering,
 - vii) replacing doors, provided they are the same type, swing, location and size,
 - viii) replacing exterior floor decking where such repairs are the same type and configuration as that being repaired,
 - ix) replacing windows of same size,
 - x) plaster and drywall repairs and replacement, except for walls, floors and ceilings that are required to be a fire separation or require a fire resistance rating,
 - xi) wallpaper installation,
 - xii) electrical maintenance,
 - xiii) installation of gutters or downspouts,
 - xiv) repairing or reinstalling cosmetic interior trim,
 - xv) installation of a fence,
 - xvi) installation of an exterior swimming pool, excluding the *structure* (deck) to access the pool, except as permitted in clause 6.1(d),
 - xvii) signage,
 - xviii) installation of storm doors or shutters,
 - xix) re-cladding or re-siding, or
 - xx) re-facing or replacing kitchen cabinets,
- c) the proposed *work* pertains to
 - i) a *building* designed for overnight accommodation with a total floor area of less than 56.1 square meters,
 - ii) an *accessory building*, serving only one dwelling unit, or
 - iii) a *warehouse* or *accessory building* with a total floor area of not more than 56.1 square meters, or
- d) the proposed *work* is a deck or other similar exterior platform, including exterior stairs,
 - i) serving only a single unit dwelling,
 - ii) not more than 1 storey in building height,

- iii) not more than 56.1 m² in floor area,
 - iv) not more than 600 mm from the top of the floor surface to the adjacent ground, and
 - v) not supporting a roof,
- e) the proposed *work* is a deck or other exterior platform, including exterior stairs,
 - i) serving only a single unit dwelling,
 - ii) not more than 1 storey in building height,
 - iii) not more than 13.4m² in floor area, and
 - iv) not supporting a roof, or
- f) the proposed *work* is to *demolish* a *building* or *structure*, which would have been exempt from a *permit* by this section.

6.2 Despite subsection 6.1, a *development permit* may be required, pursuant to the *Rural Plan*.

6.3 Where the proposed *work* is exempted from the requirement of a *permit* pursuant to subsection 6.1, it is the *owner's* full responsibility to ensure that the *work* complies with all applicable By-laws and if regulated by *Code*, complies with the National Building Code of Canada.

6.4 Despite clause 5.1(c), where the *work* pertains to a *structure* for which standards are not provided for within the *Code*, the *Building Inspector* may exempt it from requiring a *permit*, but the *work* may require a *development permit*, pursuant to the *Rural Plan*.

SECTION 7 ELECTRICAL WAIVER

7.1 An *applicant* who requires a *permit* in order to obtain a wiring permit for electrical *work*, pursuant to regulation under the Electrical Installation and Inspection Act, may be issued an *electrical waiver* only if the proposed *work* is exempt from the requirement to obtain a *permit* pursuant to section 6.

7.2 For the purposes of subsection 7.1, electrical *work* includes but is not limited to mast repairs on residential units, service upgrades from fuse panels to breaker panels, service panel upgrades to a maximum of 400 amp service, or similar *work*.

7.3 An *Applicant* seeking to obtain an *electrical waiver* shall make application in writing to the *Building Inspector* and shall pay the fees as prescribed herein.

7.4 It is intended that an *electrical waiver*, issued pursuant to subsection 7.1 is to be considered as a building *permit*, only in applying subsection 59(6) of the *Act*.

SECTION 8 PERMIT APPLICATION PROCESS

8.1 An *applicant* seeking to obtain a *permit* for all *work* required by section 5, shall make application in writing to the *Building Inspector* and shall comply with section 9, where applicable, and shall pay the fee as prescribed in section 15 at the time of making application.

8.2 Unless waived by the *Building Inspector*, the *permit* application referred to in subsection 8.1 shall include a prescribed application form and such form shall include

- a) the name and mailing address of the *owner*, telephone number, and where applicable, fax number and e-mail address,
- b) the name and mailing address of the *applicant*, telephone number, and where applicable, fax number and e-mail address,
- c) the name of the person or contractor performing the *work*, telephone number, and where applicable, fax number and e-mail address,
- d) the location of the property upon which the *work* is to be performed and parcel identification number,
- e) the description of the *work* to be performed,
- f) the total estimated cost of the proposed *work*, including materials and labour,
- g) a description of the intended use of the *building* or *structure*,
- h) a proposed starting date for the *work*,
- i) the signature of the *applicant*, and
- j) any other information deemed necessary by the *Building Inspector*.

8.3 Unless waived by the *Building Inspector* or *Development Officer*, the *permit* application referred to in subsection 8.1 shall include two (2) paper copies of legible scale drawings and one (1) digital copy of the latter, detailing the site with respect to the proposed *work* to be carried out indicating

- a) site plan requirements pursuant to the applicable sections of the *Rural Plan*,
- b) the proposed finished land elevation at each corner of the foundation wall, and
- c) any other information the *Building Inspector* or *Development Officer* deems necessary to determine whether or not the proposed *development* conforms to the requirements of this By-law or all other applicable By-laws.

8.4 Unless waived by the *Building Inspector*, the *permit* application referred to in subsection 8.1 shall include two (2) paper copies of legible scale drawings and one (1) digital copy of the latter, detailing the *building* or *structure* with respect to the proposed *work* to be carried out indicating

- a) the proposed use of each room on each floor area of the *building* or *structure*,
- b) the dimensions of the *building* or *structure* and each room on each floor area,
- c) structural details, such as, but not limited to
 - i) foundation plan and details,
 - ii) full cross section of the entire *building*, stair detail, relevant wall sections,
 - iii) columns and load-bearing wall details,
 - iv) door and window sizes including unobstructed window opening for bedrooms, as well as their lintel size and type,

- v) construction details, including foundation, for decks and other types of exterior platforms,
 - vi) roof system layout and shop drawings. If an engineered system is used, it shall bear the seal and signature of a *qualified professional*,
 - vii) floor system layout and shop drawings. If an engineered system is used, it shall bear the seal and signature of a *qualified professional*, and
 - viii) engineered lintel or beam design bearing the seal and signature of a *qualified professional*, and
- d) any other details such as, but not limited to, electrical, mechanical, sprinkler drawings and information pertaining to energy efficiency, fire protection, occupant safety and accessibility and identification numbers for manufactured buildings, may be required by the *Building Inspector* for the purpose of determining compliance with this or all other applicable By-laws and the *Code*.

8.5 The *Building Inspector* may request that the design of a *building* or part thereof be certified under the seal and signature of a *qualified professional* licensed or registered to practice in the Province of New Brunswick in the applicable discipline, where the *work* described pursuant to subsection 8.4 is not permitted to be designed under Part 9 of the *Code*.

SECTION 9 SPECIAL APPLICATION REQUIREMENTS

9.1 All plans and specifications provided in a *permit* application shall be certified under the seal and signature of *qualified professional* licensed or registered to practice in the Province of New Brunswick in the applicable discipline, where the *work* described in the *permit* application pertains to a *building* or *structure* that

- a) exceeds 600 square metres in building area or exceeds three (3) storeys in building height,
- b) is used for Group A (assembly *occupancy*), Group B (care or detention *occupancy*), Group F, Division 1, (high-hazard industrial *occupancy*), or
- c) is classified as a post-disaster *building*.

9.2 Prior to the inspection required by subclause 12.1(b)(iv) being performed, where an application for a *permit* has been made pursuant to subsection 9.1 and a *permit* has been issued pursuant to section 10, a *letter of completion* shall be submitted by the *applicant*, which shall be completed by one or all applicable *qualified professionals* responsible for the *work* described in the *permit*.

9.3 Despite other provisions in this By-law, where the *work* pertains to a *structure* for which standards are not provided for within the *Code*, all drawings, specifications and other documents may be required to be certified under the seal and signature of a *qualified professional* of the applicable discipline.

SECTION 10 ISSUANCE OF A PERMIT

10.1 Where a *permit* is required by section 5 and a complete application is received pursuant to section 8, including payment of all fees required by this By-law, the *Building Inspector* shall within a reasonable time issue a *permit*, provided that

- a) the proposed *work* complies with this and all other applicable By-laws,

- b) except as permitted in subsection 5.2, the proposed *work* complies with the *Code*, and
- c) if applicable, the *Development Officer* has approved the *work* and issued a *development permit*, pursuant to the *Rural Plan*.

SECTION 11 CONDITIONS OF A PERMIT

11.1 A *permit* issued pursuant to section 10 is conditional on the *work* described in the *permit* being

- a) commenced within six (6) months from the date of issuance,
- b) *completed* within twenty-four (24) months from the date of issuance,
- c) unless otherwise approved by the *Building Inspector*, carried out as per the plans and specifications contained in the *permit*,
- d) except as permitted in subsection 5.2, carried out as per the requirements of the *Code*,
- e) unless waived by the *Building Inspector*, inspected at all phases identified in subsection 12.1, and
- f) carried out in compliance with this By-law and all other applicable By-laws.

11.2 If the *work* authorized by a *permit* fails to be *completed* by the time indicated in clause 11.1(b) or in subsection 11.3, the *permit* may be renewed only one time and only for a period of 12 months, subject to the fee identified in 15.10 being paid.

11.3 Upon request by the *applicant* at the time of an application pursuant to section 8, where the *work* described in the *permit* pertains to a *building* or *structure* that exceeds 600 square metres in building area or exceeds three (3) storeys in building height, the *Building Inspector* may extend the time period listed in clause 11.1 (b), if the *building* or *structure* is not expected to be *completed* within that time period.

11.4 The *Building Inspector* may set out any additional terms or conditions to a *permit* that he or she considers necessary for the administration or enforcement of this By-law and all other applicable By-laws, and such terms and conditions shall be set out in the permit.

11.5 Where a *permit* is issued for *work*, pursuant to section 10, the *GMRSC* may share the collected *permit* information with other government agencies for the purpose of regulating, enforcing or administering any other Act, regulation or By-law, in compliance with the Right to Information and Protection of Privacy Act of New Brunswick.

SECTION 12 RESPONSIBILITY OF APPLICANT

12.1 Unless waived by the *Building Inspector*, where a *permit* has been issued pursuant to section 10, the *applicant*, shall

- a) give notice to the *Building Inspector* at least two (2) business days prior to the intention to start the *work* described in the *permit*,

- b) give notice to the *Building Inspector* and make arrangement, by setting a date and time to allow for inspections with the *Building Inspector*, at least two (2) business days prior to:
 - i) phase 1 - backfilling of a foundation,
 - ii) phase 2 - the completion of the structural *work* along with plumbing, ventilation and electrical rough-in, but prior to the installation of insulation and vapour barrier,
 - iii) phase 3 - the installation of the interior wall and ceiling finishes, and
 - iv) phase 4 - the completion of the *work* described in the *permit*,
 - c) give notice to the *Building Inspector* and make arrangement, by setting a date and time to allow for inspections with the *Building Inspector*, at least two (2) business days prior to any additional inspection phase deemed necessary by the *Building Inspector*,
 - d) allow at least three (3) business days, from the arranged date, for the *Building Inspector* to perform an inspection for each phase required by clause 12.1(b) and 12.1(c), and
 - e) except as permitted by subsection 12.2, receive written confirmation that the inspection has been completed without issues, prior to moving on to the next phase identified in clause 12.1(b) and 12.1(c).
- 12.2** Where the *Applicant* has given notice to the *Building Inspector* in compliance with clauses 12.1(b) and 12.1(c), and arrangements have been made between the *Building Inspector* and the *Applicant*, and where the *Building Inspector* did not inspect the work within the allocated time stated in clause 12.1(d), the *Applicant* may continue the *work* without the requested inspection being completed and without receiving written confirmation required by clause 12.1(e).
- 12.3** Where tests of any materials are made to ensure conformity with the requirements of this By-law, pursuant to subsection 14.2, records of the test data shall be kept and made available to the *Building Inspector* for inspection.
- 12.4** The issuance of a *permit*, the verification of the drawings and specifications or inspections made by the *Building Inspector* during the carrying out of the *work* shall in no way relieve the *owner* from responsibility for carrying out the *work* or having it carried out in accordance to the requirements of this By-law, and the *Code*.
- 12.5** When required by the *Building Inspector*, every *owner* shall uncover to allow for inspection and replace at his/her own expense, any *work* that has been covered contrary to the provisions of this By-law or conditions of the *permit*, or contrary to an order issued by the *Building Inspector*, regardless if such uncovered *work*, after being inspected, is determined to be in compliance with the *Code*.
- 12.6** An *owner* shall not allow an unsafe condition to exist in or upon a *building* or *structure* or any part thereof as a result of *work* done under a *permit* or as a result of *work* having been commenced under a *permit* but not *completed*.
- 12.7** During the carrying out of the *work* authorized by a *permit*, the *applicant* shall

- a) keep a copy of the *permit* posted in a conspicuous place on the property in respect of which the *permit* was issued, and
- b) keep a copy of any plans and specifications approved by the *Building Inspector* on the property in respect of which the *permit* was issued.

12.8 No *owner* shall *work*, authorize or allow *work* to proceed for which a *permit* is required unless a valid *permit* is issued for the *work* being undertaken.

SECTION 13 RESPONSIBILITY OF THE BUILDING INSPECTOR

13.1 The *Building Inspector* shall review all complete applications received, pursuant to section 8 and section 9, for compliance with this By-law.

13.2 The *Building Inspector* is responsible for the interpretation and administration of this By-law and the *Code*, for the purpose of reviewing an application, conducting an inspection and enforcing this By-law.

13.3 The *Building Inspector* shall keep copies of all applications received, *permits* and orders issued, inspections and tests made and of all papers and documents connected with the administration of this By-law for such time as other regulations require.

13.4 The *Building Inspector* shall answer such relevant questions as may be reasonable, with respect to the provisions of this By-law, when requested to do so but except for standard design aids, shall refrain from assisting in the laying out of any *work* and from acting in the capacity of an engineering or architectural consultant.

13.5 The *Building Inspector* shall provide, when requested to do so, his/her reasons for refusing to issue a *permit*.

13.6 The *Building Inspector* shall keep copies of the *Code* in both Official Languages available for public use, inspection and examination during regular business hours.

13.7 The *Building Inspector* shall, once a notice and arrangement is made to allow for inspection pursuant to section 12, inspect the visible and reasonably accessible *work*, but in any case, the *Building Inspector* may conduct an inspection without notifying the *applicant*, subject to subsection 14.1 of this By-law.

13.8 The *Building Inspector* shall, once a *permit* is issued pursuant to section 10, and where inspections are required pursuant to section 12, post a notice on Service New Brunswick's Real Property Information Internet Service – Land Gazette – to indicate the owner and potential third parties that a *permit* was issued and inspections are required.

SECTION 14 POWERS OF THE BUILDING INSPECTOR

14.1 *Building Inspectors* are authorized to exercise the power given under section 92 of the *Act* to enter at all reasonable times upon any property or *building* within the *Municipality* for the purpose of making any inspection that is necessary for the administration or enforcement of this By-law.

14.2 The *Building Inspector* may direct that tests of materials, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence of proof be

submitted, including the ability to require the *applicant* to provide a qualified on-site inspector or reports by a *qualified professional*, at no costs to the *Municipality*, where such evidence or proof is necessary to determine if any material, device, construction or foundation meets the requirements of this By-law and the *Code*.

14.3 The *Building Inspector* may refuse an application for a *permit* if the *applicant* has not, within six months of the *Building Inspector* receiving the application, become entitled to have the *permit* issued, pursuant to section 10 and other provisions of this By-law. If a permit is refused pursuant to this subsection, the Applicant shall have his fee refunded pursuant to subsection 15.7.

14.4 The *Building Inspector* may

- a) suspend or revoke a permit if there is a contravention of any condition set out in the *permit* or in this By-law that has not been remedied within 90 days of the *applicant* or owner being notified of such contravention,
- b) revoke a *permit* if the *permit* was issued in error,
- c) revoke a *permit* if the *permit* was issued based on incorrect information, or
- d) reinstate the suspended *permit* if the violation leading to the suspension is subsequently corrected.

14.5 Where a person violates any provisions of this By-law, the *Building Inspector* may proceed with enforcement as per section 93 of the *Act*.

14.6 The *Building Inspector* may issue in writing such notices or orders, as may be necessary to inform the *owner*, where a contravention of this By-law has been observed.

14.7 The *Building Inspector* may order the *owner* to uncover and allow for inspection, any *work* that has been covered contrary to the provisions of this By-law, conditions of a *permit*, or contrary to an order issued by the *Building Inspector*, regardless if such uncovered *work*, after being inspected, is determined to be in compliance with the *Code*.

14.8 If a *permit* has been revoked pursuant to subsection 14.4, the *permit* is then rendered null and void. Consequently, if *work* described in the *permit* has already commenced, it is considered to be a violation of this By-law, pursuant to clause 5.1 (c) and may be subject to enforcement as per section 14.

SECTION 15 FEES

15.1 In this section the *total estimated value* shall be determined by the *Building Inspector* using Schedule A.

15.2 Except as permitted by subsection 15.3 and 15.4, no *permit* may be issued, pursuant to section 10, until the following fee has been paid to the *GMRSC*:

- a) Five dollars (\$5.00) per thousand dollars (\$1000), or part thereof, of the *total estimated value* of the *work*, pursuant to subsection 15.1, but in any case not less than twenty-five dollars (\$25.00).

- 15.3** No *electrical waiver*, pursuant to section 7, may be issued until the fee of twenty-five dollars (\$25.00) is paid to the *GMRSC*.
- 15.4** Despite subsection 15.2, no *permit* may be issued for *demolition work*, pursuant to section 10, until the fee of twenty-five dollars (\$25.00) is paid to the *GMRSC*.
- 15.5** The *Building Inspector* may refuse to issue a *permit* if there is reason to believe that an estimate mentioned in clause 8.2(f) or total estimated value determined pursuant to subsection 15.1 is unreasonable.
- 15.6** Despite anything herein contained, where *work* requiring a *permit* under this By-law has commenced by anyone prior to the issuance of such *permit*, the fees prescribed in subsection 15.2 shall be doubled.
- 15.7** The *GMRSC* shall retain 50% of the fee paid by the *applicant*, pursuant to this section, and refund the balance to the *applicant* if
- a) the *applicant*
 - i) wishes to have the *permit* annulled,
 - ii) wishes to withdraw his/her application for a *permit*, or
 - iii) is refused a *permit* application, pursuant to subsection 14.3,
 - b) the *work* described in the *permit* has not commenced, and
 - c) except for a refund pursuant to subclause 15.7(a)(iii), the *applicant* applies for refund in writing
 - i) within six (6) months of the *permit* issuance date, in the case of that mentioned in subclause 15.7(a)(i), or
 - ii) at any time during the application process, prior to the *permit* being issued, in the case of that mentioned in subclause 15.7(a)(ii).
- 15.8** Despite subsection 15.7, the *Council* shall have the discretion to modify the amount returned to any *applicant*.
- 15.9** In addition to the required fees under section 15 of this By-law, there may be additional fees required for a *development permit* as indicated in the *Rural Plan*.
- 15.10** Where a *permit* is revoked pursuant to section 14, the *GMRSC* shall retain 100% of the applicable fees.
- 15.11** No *permit* shall be renewed, pursuant to subsection 11.2, until the fee of 50% of the original *permit* fee, to a maximum of one thousand dollars (\$1000), is paid to the *GMRSC*.

SECTION 16 BY-LAW REPEALED

- 16.1** By-law No. 2005-04, entitled, Village of Doaktown Building By-law, enacted December 14, 2005, and any amendments thereto, is hereby repealed.

SECTION 17 ENACTMENT

17.1 This By-law shall come into effect on the date of the enactment thereof.

READ THE FIRST TIME BY TITLE: May 24, 2017

READ THE SECOND TIME BY TITLE: May 24, 2017

READ THE THIRD TIME BY TITLE: June 21, 2017

AND ENACTED: June 21, 2017



Mayor



Clerk

Schedule A : Calculation of Total Estimated Value of Construction

How to Use this table?

- Except for Section 7, costs/ft² listed in one particular section are cumulative, as applicable.
- Except as otherwise listed, this table applies to new construction, additions and renovations of their respective sections.

Section 1 – Single Unit dwelling with/without secondary suite	
First storey	\$115/ft ²
Storeys above the first storey	\$75/ft ²
Foundation with finished or unfinished basements	\$25/ft ² <i>(Add \$20/ft² for house with a secondary suite)</i>
Crawl space, frost wall, slab-on-ground and pier type foundations	\$15/ft ²
Decks and other similar exterior platforms (includes foundation)	\$15/ft ²
Interior renovations	\$20/ft ²
Attached Garage (includes foundation)	\$40/ft ²
Other type of work not listed	Twice the estimate of materials
Section 2 – Accessory building serving only one dwelling unit	
Detached Garage	\$40/ft ²
Baby barns, storage sheds, gazebos or similar	\$20/ft ²
Other types of accessory buildings	Twice the estimate of materials
Section 3 – Manufactured mobile and mini homes – for additions/renovations to, see Section 1	
New or less than 10 years of age	\$80/ft ²
10 to less than 15 years of age	\$50/ft ²
15 years of age or older	\$30/ft ²
Surface, pier type, crawl space and frost wall foundations	No additional cost
Foundation with finished or unfinished basement	\$25/ft ²
Other type of work	Twice the estimate of materials
Section 4 – Multi-Residential (other than listed in Section 1)	
All interior floor areas (cost includes foundations)	\$105/ft ²
Decks, balconies and other similar exterior platform	\$15/ft ²
Other type of work	Twice the estimate of materials
Section 5 – Demolition	
All buildings	As per contractor's estimate
Section 6 – Electrical work only	
All buildings	As per contractor's estimate
Section 7 – All other buildings not listed above – <u>One of the following methods</u>	
• Contract, estimate or bid amount – signed by both the owner/applicant and the contractor, • Real Estate Appraisal – prepared by a registered/licensed/certified real estate appraiser, or • If work estimated to be under \$50 000, estimated value given by the owner or applicant.	